



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 18, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AMENDMENT TO THE AGREEMENT WITH
GLASER WEIL FINK JACOBS HOWARD AVCHEN & SHAPIRO LLP
FOR REAL ESTATE CONSULTING SERVICES
(FIRST, SECOND, AND FOURTH DISTRICTS)
(3 VOTES)**

SUBJECT

This Board letter recommends that the Chief Executive Officer, or his designee, be delegated the authority to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP (Agreement No. AO-13-020) for the provision of real property consultation and negotiation services for Marina del Rey, the Los Angeles Civic Center area, the Martin Luther King, Jr. Hospital, and for other similar services, as needed.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Chief Executive Officer, or his designee, to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP for the provision of real property consultation and negotiation services, as needed, for Marina del Rey, the Los Angeles Civic Center area, and the Martin Luther King, Jr. Hospital.
2. Authorize the Chief Executive Officer to extend the term of contract to June 30, 2015, and increase the contract sum to a maximum not-to-exceed cost of \$1,065,000, upon approval by County Counsel and with notice to the Board.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The County has partnered with the Los Angeles Healthcare Corporation (MLK-LA), a non-profit

organization, as the potential operator of the new Martin Luther King, Jr. Community (MLK Hospital). In order to open the new MLK Hospital and provide vital health care services to the residents of the South Los Angeles community, the County must negotiate and finalize the terms of a building lease and operational agreement with MLK-LA. The opening of the hospital is dependent upon the successful execution of these agreements.

For the past year, Mr. Richard S. Volpert, a partner at Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLC (Glaser Weil), has been providing specialized real estate consultant services to the Chief Executive Office (CEO), on the MLK Hospital Project, under the scope of Agreement No. AO-13-020.

The capacity of this agreement will soon be exhausted, and additional time and capacity are required to maintain continuity and progress of the MLK Hospital negotiations, as well as various projects in Marina del Rey and the Los Angeles Civic Center area, including the Grand Avenue Project. Therefore, amendment of the agreement with Glaser Weil to increase the contract sum by \$455,000 and extend the contract term to June 30, 2015, is necessary to ensure continued consultation services.

Implementation of Strategic Plan Goals

Amending the contract with Glaser Weil for real property-related advice and negotiation services supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1) by streamlining the contracting process.

FISCAL IMPACT/FINANCING

Approval of the proposed amendment to Glaser Weil's contract will increase the overall contract amount by \$455,000 for a new maximum not-to-exceed amount of \$1,065,000. The overall contract amount increase is comprised of a \$355,000 increase to the MLK Hospital Project fee cap, a \$125,000 increase to the Civic Center/Grand Avenue Project fee cap, and a \$25,000 decrease to the Marina del Rey Redevelopment projects fee cap.

The contract and the proposed amendment will be funded within the Non-departmental Special Accounts (NDSA) Budget. Funding is available in the Fiscal Year 2013-14 NDSA Budget for expenditures under this contract anticipated in the current fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Glaser Weil is a real estate consulting services firm with the necessary specialized technical skills to perform real property consultation and negotiations on behalf of the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services as a result of this proposed contract amendment.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHKJ:DJT
TJ:SVG:JC:rp

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller